

GUIDELINES FOR SITE DEVELOPMENT AND LANDSCAPING

Restoring a relationship between an historic building and its site is integral to the planning of any historic rehabilitation project. Placing the building in the context of its original site and surroundings strengthens its continuity with its past.

Restoring the early streetscape elements, such as lights, benches, plantings, etc., can put the buildings in their historic setting as well as add identity to the entire Chatham-Arch & Massachusetts Avenue historic area.

The streetscape elements in the Chatham-Arch & Massachusetts Avenue historic area should be gradually modified through municipal improvement and private endeavors associated with building rehabilitation and new construction. It is recommended that the streetscape character reflect, but not mimic, the early 1900's when Chatham-Arch & Massachusetts Avenue were at the height of their development and electric lights were in place.

RECOMMENDED:

General

1. Maintain the original topographic character of a site as perceived from the street.
2. Encourage off-street parking located at the rear of the properties, oriented toward alleys, and screened if appropriate.
3. Encourage site development projects along or adjacent to alleys to include landscaping, lighting, and trash container screening.

Fencing

4. Privacy fences, if desired, should only enclose only the rear yard.
5. Front yard fences, if desired, should be open in style and relatively low (usually not in excess of 42"). Picket, wrought-iron, or other ornamental fence may be appropriate, depending on the use of the property.

Sidewalk Cafes

6. The outdoor eating area for sidewalk cafes should remain adjacent to the building.
7. Barriers for sidewalk cafes should evoke the appearance of quality and be commensurate with the adjacent building.

Street Furniture and Amenities

Street furniture and amenities includes such items as benches, trash receptacles, drinking fountains, planters and bollards.

8. Street furniture may reflect, but not mimic, historic styles or be a contemporary addition to the Chatham-Arch & Massachusetts Avenue streetscape.

9. Street furniture should be well-designed and constructed from quality materials to ensure durability.
10. Street furniture should be located out of the way of pedestrian circulation, such as near the edge of sidewalks or against buildings. It is desirable to locate street furniture near intersections and waiting areas, such as bus stops and building entrances.
11. Street furniture should be securely anchored to pavement or concrete footings to prevent its relocation.

Street Lights

12. Encourage the installation of new street lights and parking area light fixtures to match the Chatham-Arch standard street lights.
13. The level and color of light should be compatible with the neighborhood surroundings.

NOT RECOMMENDED:

General

1. Significant changes in site topography by excessive grading or addition of slopes and berms.
2. Suburban massing of landscape materials and excessive foundation planting.
3. Decorative yard embellishments that are characteristic of an earlier era or a different place.

Fencing

4. Rear privacy fences that begin any closer to the street than a point midway between the front and rear facades of the primary structure.
5. Privacy fences over six (6) feet high.
6. Inappropriate fence types such as chain link, basket weave, shadow box, split rail, stockade and louvered.

Street Furniture

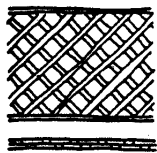
7. Street furniture that is placed in the direct path of pedestrians.
8. Street furniture that is not securely anchored and could be overturned or relocated.

Street Lights

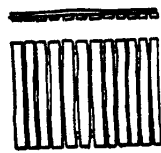
9. Overly bright or harsh lighting is discouraged.

WARNING! Fences, sidewalk cafes, street furniture, etc. placed in any portion of the public right-of-way require an encroachment license from the Department of Metropolitan Development – Permits Division. In addition, sidewalk cafes should comply with all applicable ordinances and regulations in Marion County, Indiana.

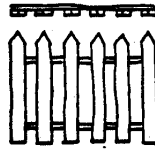
APPROPRIATE WOOD FENCES



LATTICE

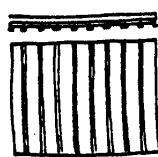


SLAT

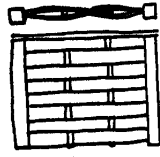


PICKET

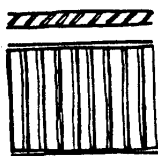
INAPPROPRIATE WOOD FENCES



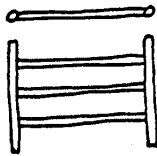
BOARD & BATTEN



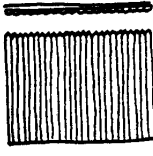
BASKETWEAVE



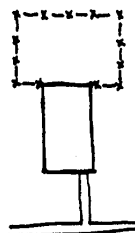
LOUVER



SPLIT RAIL



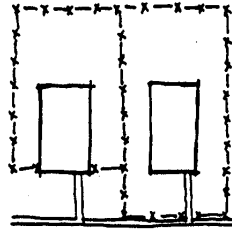
STOCKADE



APPROPRIATE
PRIVACY FENCE



MAYBE

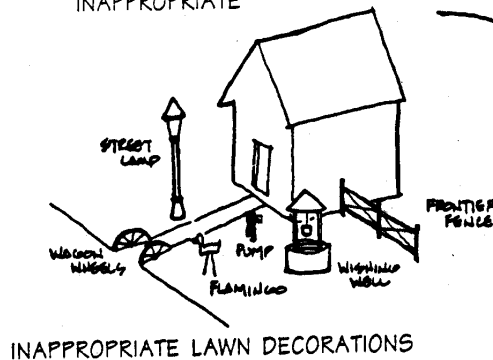
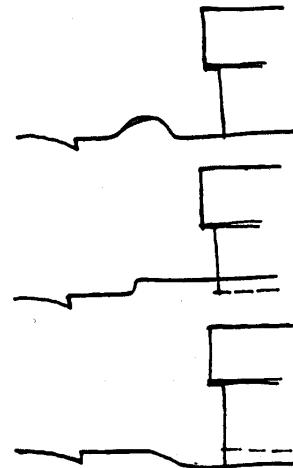


INAPPROPRIATE

TYPICAL SITE GRADING



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INAPPROPRIATE LAWN DECORATIONS